



## LAKE HAVASU CITY

Development Services Department ♦ 2330 McCulloch Blvd. North ♦ Lake Havasu City, AZ 86403 ♦ 928-453-4148

# LOT COMBINATION APPLICATION

### OWNER INFORMATION

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**NOTE: AGENT MUST PROVIDE WRITTEN PROOF OF AUTHORITY TO ACT ON OWNER'S BEHALF**

### APPLICANT INFORMATION

Applicant/Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

### SITE LOCATION

Tract: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Tax Parcel No.: \_\_\_\_\_ Metes & Bounds Description ( ) Yes – If yes Attach Description

Street Address: \_\_\_\_\_

### PROJECT INFORMATION

Project Name \_\_\_\_\_ Application # \_\_\_\_\_

Request \_\_\_\_\_

Existing Use(s) \_\_\_\_\_ Zoning \_\_\_\_\_

### LOT COMBINATION SUBMITTAL REQUIREMENTS

	Submitted
➤ Proof of ownership of subject lots with one (1) copy of the deed(s).	<input type="checkbox"/>
➤ Three (3) 8½ " x 11" copies of tract map or assessor's parcel map showing the subject lots to be combined.	<input type="checkbox"/>
➤ Application Fee: \$324.00	<input type="checkbox"/>

### **REVIEW CRITERIA FOR LOT COMBINATIONS**

- A lot combination shall not be approved unless all of the following criteria are met.
  - Does not require the creation of a road or street.
  - Complies with all applicable zoning district standards.
  - Complies with design principles and standards (Chapter 13.16) of the Subdivision Ordinance.
  - Is served with adequate water/sewage facilities/street access and drainage.
  - Adjoining land can be developed or is provided access that will allow its development in accordance with the code.
  - Lots thus created are compatible with the lot development pattern and densities in the immediate surrounding area.
  - Lots thus created shall have a minimum of 60 feet of frontage on a public street.
  - In residential zoning districts, accessory structures constructed on lots enlarged by combination under the provisions of zoning Section 13.28.040 shall be architecturally finished so as to be compatible with the existing principal dwelling.

### **MOHAVE COUNTY PROCESS**

- It is the responsibility of the applicant to complete the lot tie recording with Mohave County.

### **MOHAVE COUNTY ASSESSOR REQUIREMENTS**

- Copy of the Deeds
- Tax Bill (most recent)
- Cartographer Form (Attached)
- Notice of Action Letter (from City)
- Assessor's Fee (\$60 per parcel)

### **APPLICANT/OWNER ACKNOWLEDGEMENT**

I am the [ ] applicant/agent [ ] owner of the above referenced property. I hereby file the above request as party of interest, or representative thereof, and declare that all information submitted is true and correct to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_